

REQUEST FOR INFORMATION
FOR
DESIGN BUILD PLUS 03
(DBP03)

The Air Force Center for Environmental Excellence, Design and Construction Directorate (AFCEE) is in the process of creating a follow-on acquisition to Design Build Plus (DB+). This Indefinite Delivery/Indefinite Quantity (IDIQ) multiple award contract (MAC) for planning, design and construction of Air Force facilities worldwide will be very similar to the DB+ model. This Request for Information (RFI) seeks industry comment on the DBP03 concept based on the generalized information contained in this document. This RFI is neither a formal solicitation nor a request for proposals. This RFI is for informational and planning purposes only and is not to be construed as a commitment by the Air Force or AFCEE.

DESCRIPTION

As with Design Build Plus (DB+), the DBP03 acquisition will meld aspects of traditional Design-Bid-Build (D-B-B), those of Design-Build (D-B), Turn-Key (T-K) and those of Architectural/Engineering (A/E) professional services. AFCEE will employ an A/E firm currently under contract with AFCEE to provide Concept Definition design services. The purpose of the A/E firm, known as the Concept Definition A/E, is to assist AFCEE in performing its inherently governmental functions. The Concept Definition A/E may perform pre-design services (planning, siting selection, Requirements Document/Project Management Plan (RD/PMP) development, DD Form 1391 development, environmental surveys, and parametric cost estimates) and concept design of the proposed project (floor plans, preliminary site plans, narratives of proposed facility) infrastructure, and parametric cost estimates as the project develops). The final product from Concept Definition A/E would be a Request for Proposal (RFP) to complete the design and construct the proposed facility. The Air Force intends to place considerable importance on this RFP product, as it will establish the quality-based performance criteria and any prescriptive requirements for the project to which the DB+ contractor must provide or adhere. The Concept Definition A/E or any of its subsidiaries will not be eligible to perform any of the work proposed under the RFP they developed.

SCOPE

It is anticipated what the scope of DBP03 will be \$2.1 billion for Full and Open awarded contracts and \$400 million for 8(a) Set-Asides set-aside contracts.

FEEDBACK

AFCEE would appreciate your input to the topics mentioned below by December 6, 2002. Your comments are important to us. They will assist us in establishing realistic goals and objectives.

1. SAMPLE TASK:

Law requires a sample task be used in the selection process to establish the design, construction, and competitive pricing capabilities of each proposer. Please provide your recommended minimum requirement to successfully prove your design, construction and competitive pricing capabilities.

2. BONDING CAPACITY:

AFCEE is anticipating a bonding minimum of \$100 million for the Full and Open solicitation and \$20 million for the 8(a) set-aside solicitation. What is your most likely aggregate bonding capacity?

3. SOURCE SELECTION:

AFCEE is anticipating the use of one of the following source selection methods. Each one has different implications on Government manpower requirements during the source selection process. Please recommend your preferred method. You may suggest additional alternatives.

- a. Combined source selection – Full and Open & 8(a) Set-Asides. One RFP, one sample task, but two Sections L&M, carried out in one source selection action.
- b. Serial source selection – Full & Open and 8(a) Set-Asides. Two separate solicitations carried out in an integrated series of source selection actions (back-to-back).
- c. Parallel source selection – Full & Open and 8(a) Set-Asides. Two separate solicitations carried out in one concurrent source selection action.

4. 8(a) SET-ASIDES

AFCEE is in the process of determining the best method to select 8(a) contractors. Two methods discussed have been nationwide selection and regional selection. In both cases, it is AFCEE's desire to award individual task orders on a nationwide basis. Please provide a response to the following:

- a. Identify your preferred method of selection? (Additional methods may be suggested)
- b. Your thoughts on a regional selection and task order award on a nationwide basis? It is anticipated that a "decline without penalty" clause would be incorporated into the DBP03 contract. This would allow an 8(a) contractor to decline work outside their region without penalty.
- c. Please provide the dollar amount of the largest individual contract you have been awarded as an 8(a), your aggregate bonding capacity, and the 8(a) graduation date.
- d. How do you intend to perform the required 15% self-performance on a nationwide basis?

5. TEAMING:

It is anticipated that the following teaming arrangements would be offered.

- Joint Venture (full and open)
- Joint Venture, current SBA Mentor Protégé participation or ability to participate.
- 8(a) Set-Asides
- General Contractor Lead
- A/E Lead
- Native American
- Alaska Native Corporation

a. Please provide your preferred teaming arrangement. You may suggest additional teaming arrangements.

b. If you are an 8(a) contractor, have you entered into an SBA Mentor-Protégé agreement??

c. Have you previously performed as a Mentor-Protégé joint venture in the construction arena?

6. NAICS:

NAICS 236115 - Single Family Housing Construction will be the primary evaluation factor.

Additional projects may include Multi-Family Housing, Commercial and Institutional building construction.

Please provide a synopsis our your company's capability in performing the construction types describe above.

7. OTHER CONSTRUCTION:

The statement of work will also include other construction efforts such as dormitories; Homeland Defense related construction and construction related to international hostilities (e.g. hangars, AGE facilities, runways, etc.).

8. STATEMENT OF WORK

A draft Statement of Work has also been posted. Please provide comments on ways to improve the Statement of Work.